

CABOT, ARKANSAS

TRADE AREA PROFILE SUMMARY



**MARCH 12,
2018**



***Health, safety, education, quality,
professionalism, and progress every day!***

***From a humble beginning in 1873 as a water stop on the Cairo and Fulton Railroad, Cabot
is the nineteenth largest city in Arkansas***



*The lifeblood of any city
Is
Progress!*





*The lifeblood of any city
Is
Progress!*



New Fire Station

Cabot Aquatic Park

*The lifeblood of any city
Is
Progress!*



**CABOT IS LOCATED IN CENTRAL ARKANSAS
23.5 MILES NORTHEAST OF DOWNTOWN LITTLE ROCK AND
11 MILES NORTHEAST OF THE LITTLE ROCK AIR FORCE BASE**

Economic Advantages of the city are:

- **Long term transportation vision and improvement plan** with METROPLAN responsible for the area's transportation planning process under federal law, on website homepage
- **Long term water and wastewater capacity** through at least 2080
- **Friendly city planning, permitting, and doing business with city**
- **Quality of life for residents promotes growth for the city**
- **Professional and educated labor force**
- **Growing population**
- **Pro business environment**
- **Close to all modes of transportation and readily accessible to I40 and I30, Future I 57**
- **Cabot city government operates annually on a balanced budget as well as the State of Arkansas**
- **Local economy fueled by residential and commercial construction and expanding retail for a growing trade area**
- **In the spring strawberry farming with an annual "StrawberryFest"**
- **"CabotFest in the fall"**
- **Strategic planning focuses on quality of life, community and infrastructure development**



Roundabout at Cabot High School Complex

Demographics

- ***Median Household Income \$57,790***
- ***Education High School or Higher 92.4%***
- ***Median Housing Value \$143,100***

Tax Rates

- ***State, city and county sales and use 9.5%***
- ***Advertising and Promotion Commission (Hamburger Tax) 1.5%***
- ***City property tax 3.5 mills***
- ***School millage 39.5 mills***
- ***Lonoke county property tax 6.4 mills***
- ***Arkansas Corporate Income Tax range of 1 to 6.5%***
- ***Arkansas Personal Income Tax range of 1 to 7%***
- ***Arkansas is the most improved state in fairness of tax administration***
“Council on State Taxation”
- ❖ ***Cabot is readily accessible to the Little Rock Port Authority which is a vital source of intermodal transportation services connecting businesses to the global economy***



UTILITIES AND TRANSPORTATION

Electric Services

- *First Electric Cooperative*
- *Entergy Arkansas*
- *Major electrical power line and substation*

Telecommunication Services

- *CenturyLink*
- *Suddenlink Communications*
- *Ritter Communications*

Water and Sewer

- *Cabot WaterWorks*

Gas

- *CenterPoint Energy*

TRANSPORTATION

- *Major US Highway 67 / 167 built to interstate standards - Future Interstate 57*
- *Two different major roadways to the Little Rock Metro Area*
- *Dual Union Pacific Railroad with spur opportunities*
- *Thirty minutes from Little Rock National or Searcy Regional Airports*
- *The city places a great deal of emphasis on attractiveness of streets and roadways*

RESIDENTIAL WASTE COLLECTION – *Automated pickup by Waste Connections of Arkansas, Inc.*



Gateway to the city Exit 19 on US 67 / 167



***Major Retail Complex
with Restaurants***



RETAIL SHOPPING

***Wide variety of shopping and
fast food and sit down dining***



Downtown Main Street Destinations



Old Downtown along the railroad

The city and chamber of commerce fully support and partner in business development and retention

Cabot High School Band

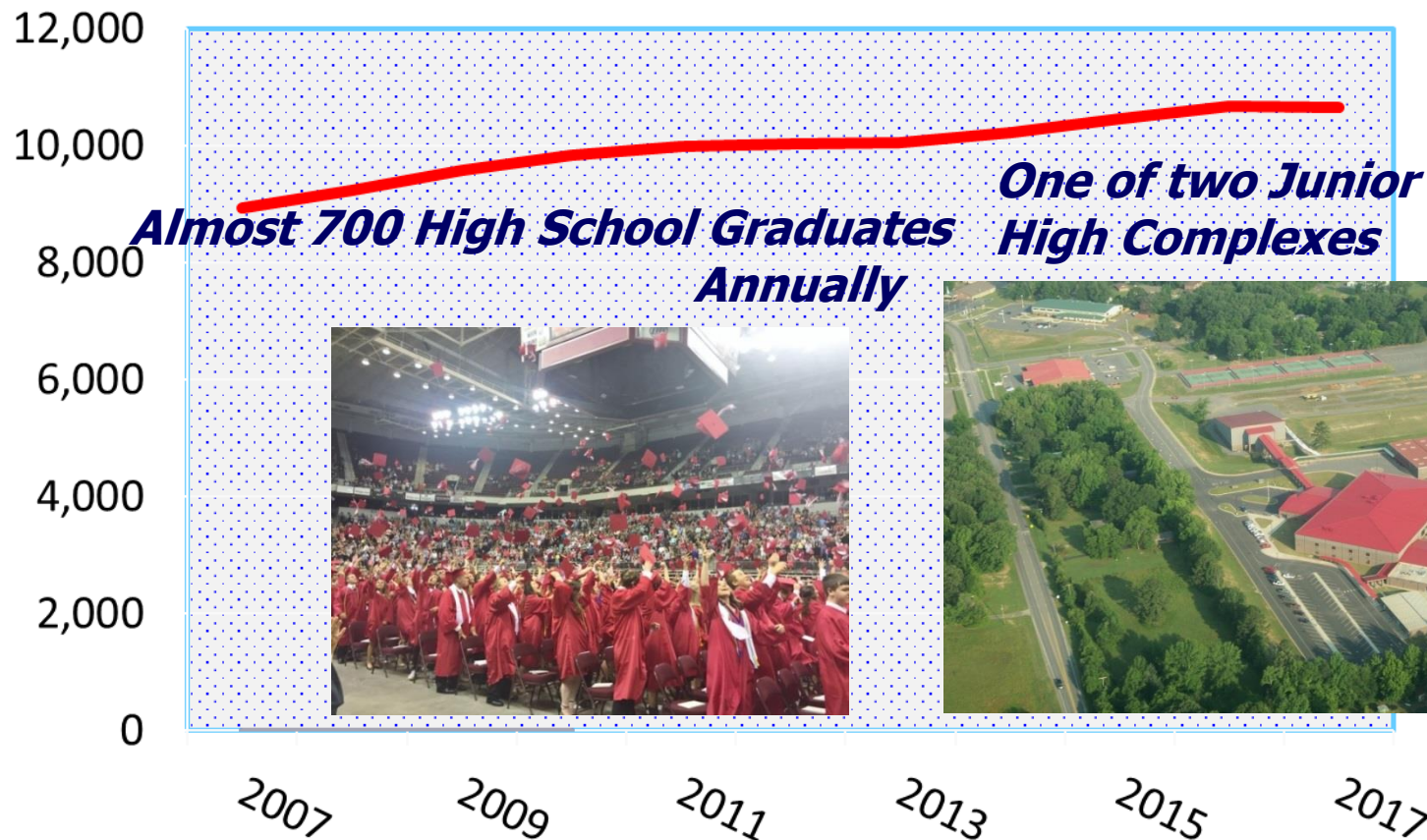


High School Campus



SCHOOL DISTRICT ENROLLMENT and Pre-K HISTORY

19.08% GROWTH SINCE 2007



The city and school district will continue to encourage workforce and vocational training opportunities with 20 career and technical programs at the high school

POSITIVE FACTS

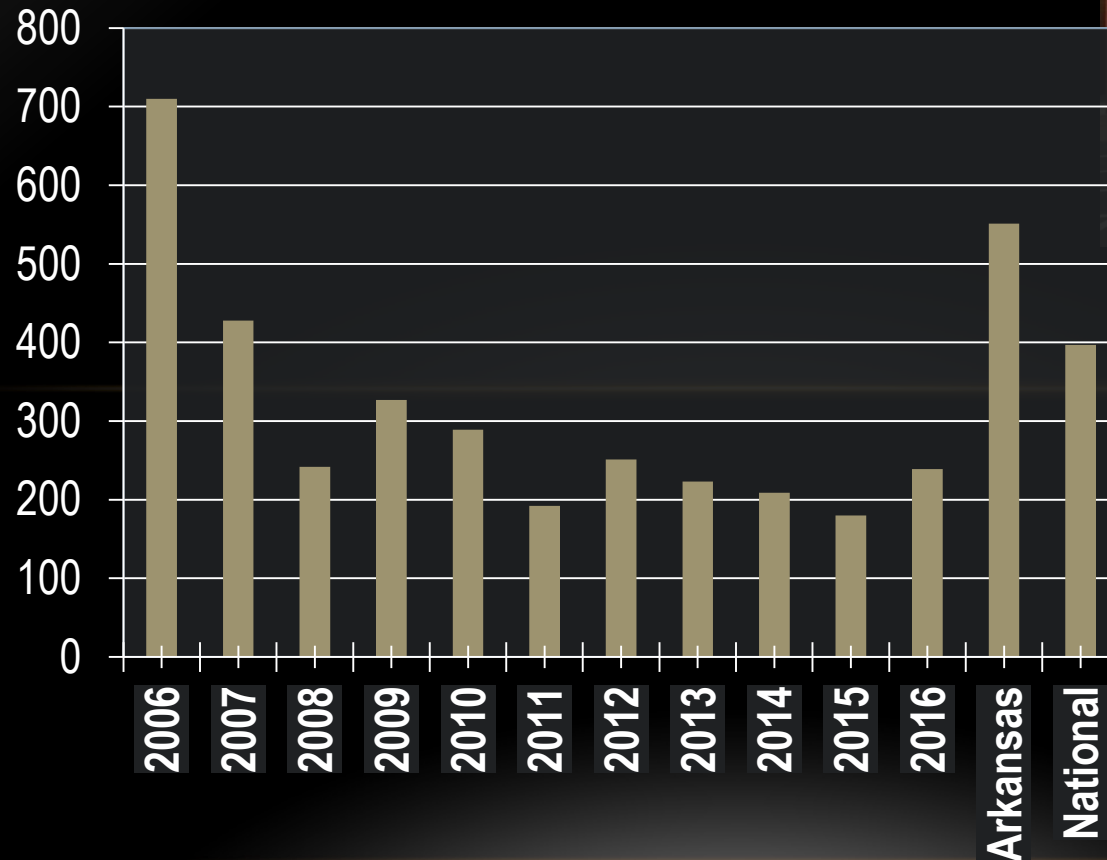


*High School, Football
Stadium and Basketball
Arena*

- ❑ **School district of 10,645 students including Pre-k**
 - ❖ **7th Largest district in state and largest employer in the County**
 - ❖ **17 Campuses with 22 languages spoken by students**
 - ❖ **The large school district attracts retiring grandparents**
 - ❖ **Cabot school athletics consists of 81 teams in 15 sports**
 - ❖ **10 National Merit Finalists 2017**
 - ❖ **16.1 Students to teacher ratio**
 - 89 bus routes, 4,700 miles daily
 - 10,960 Chromebooks, 1,736 computers and 995 iPads
- **Primary and secondary trade area population 110,217**
- **School District population 42,000+**
- **425 Chamber of Commerce Members**
- **1,131 business licenses on record**
- **11,440 Water customers**
- **In top 20 of largest cities in Arkansas**
- **Second safest large city in Arkansas 2015 FBI Crime Stats**
- **Unemployment @ 3.4%**
- **Central Arkansas commuter stress index less than larger metropolitan areas**



VIOLENT CRIME RATE PER 100,000 POPULATION



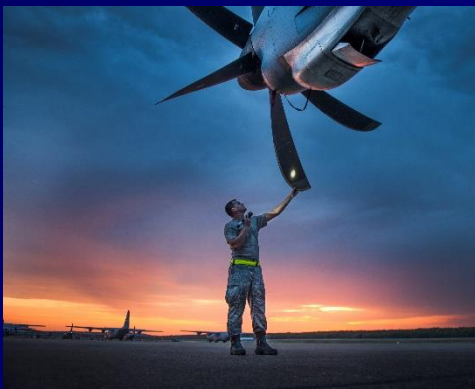
Homicide, Rape, Robbery, Aggravated Assault
FBI Crime Statistics reported by Cabot Police
Available from FBI one year behind



ASSETS



- **The LRAFB and economic impact of over three quarters of a billion to the central Arkansas economy**
 - Approximately 40% of Cabot residents connected to base
 - 4th largest employer in Arkansas
 - Train 1,800 C130 students annually
 - 66,000 retirees in the area that have served at the base
- **Small hometown family oriented atmosphere with big city amenities nearby**
- **One of the top BMX bike tracks in the central United States**



WATER AND WASTEWATER CAPACITY ALMOST THROUGH THE 21ST CENTURY

- **Sound water and wastewater infrastructure with long term capacity, strategic plans and funding**
- **Environmental Protection Agency standards for water are 100%**





Greers Ferry Lake one hour away



Cabot Public Library



- **Thirty plus evangelical church congregations in the city limits**
- **A caring and volunteering community with pride**
- **Close proximity to recreational lakes, fishing, deer hunting, duck hunting, and world class medical facilities (University of Arkansas for Medical Sciences)**
- **Significant annexation and development potential within Cabot WaterWorks service area**
- **Major electrical power line and substation**
- **State-of-the-art Cabot Public Library, shown above**
- **One of the best school districts in the country comparable in size per capita student**
- **Cabot Community Dinner Theatre with periodic regional level productions**
 - ❖ **“We are building a City where you kids and grandkids will want to live!”**



- **State-of-the-art Armory with meeting facilities and more opportunities for military connections**

Home of 39th Infantry Brigade Combat Team with team in Lonoke

465 Arkansas Guardsman in Lonoke County with \$17,999,852 annual impact

- **A trained workforce with good work ethics,**
Arkansas Unemployment rate 3.6% / National 4.5%
Arkansas is a right to work state
- **Close to higher education and technical education facilities**
11 four-year universities and 6 two-year colleges
- **Lonoke County Christian Clinic**
- **Automated waste pickup**
with curbside recycle
- **New Senior Center serving the needs of seniors**



- **Vibrant downtown area**
- **Located on planned interstate route to St Louis, interstate status currently being explored and worked on (Future I 57)**
- **Immediately adjacent to the Little Rock metro and central Arkansas areas that have a great deal of potential for commercial expansion due to out of state firms looking for friendly tax structures, good business environments, and high quality of life for employees**
 - **Central Arkansas** is listed in Kiplinger's most recent "10 Great Places to Live" as #1
 - Moody's Investor Service has rated Central Arkansas as the second most-diverse economy in the nation, just a tad behind Chicago
 - Brookings Institution 4th Strongest Economy in the Nation
 - Editor's choice Outside Magazine as a great area for healthy lifestyle
 - Forbes.com 7th Best Place for Jobs in the Nation
 - Forbes Magazine 2nd least toxic area
 - Gallup 6th happiest area
 - Kiplinger 7th best value area
 - The Daily Beast and Manpower Employment Outlook Survey 10th Best area for recent college graduates
 - Cabot in Arkansas top 10 Healthiest Housing Markets
 - The Wall Street Journal 6th Best Real Estate Market in America
 - ZIPPIA 7th Smartest City in Arkansas based on college education and high school dropouts

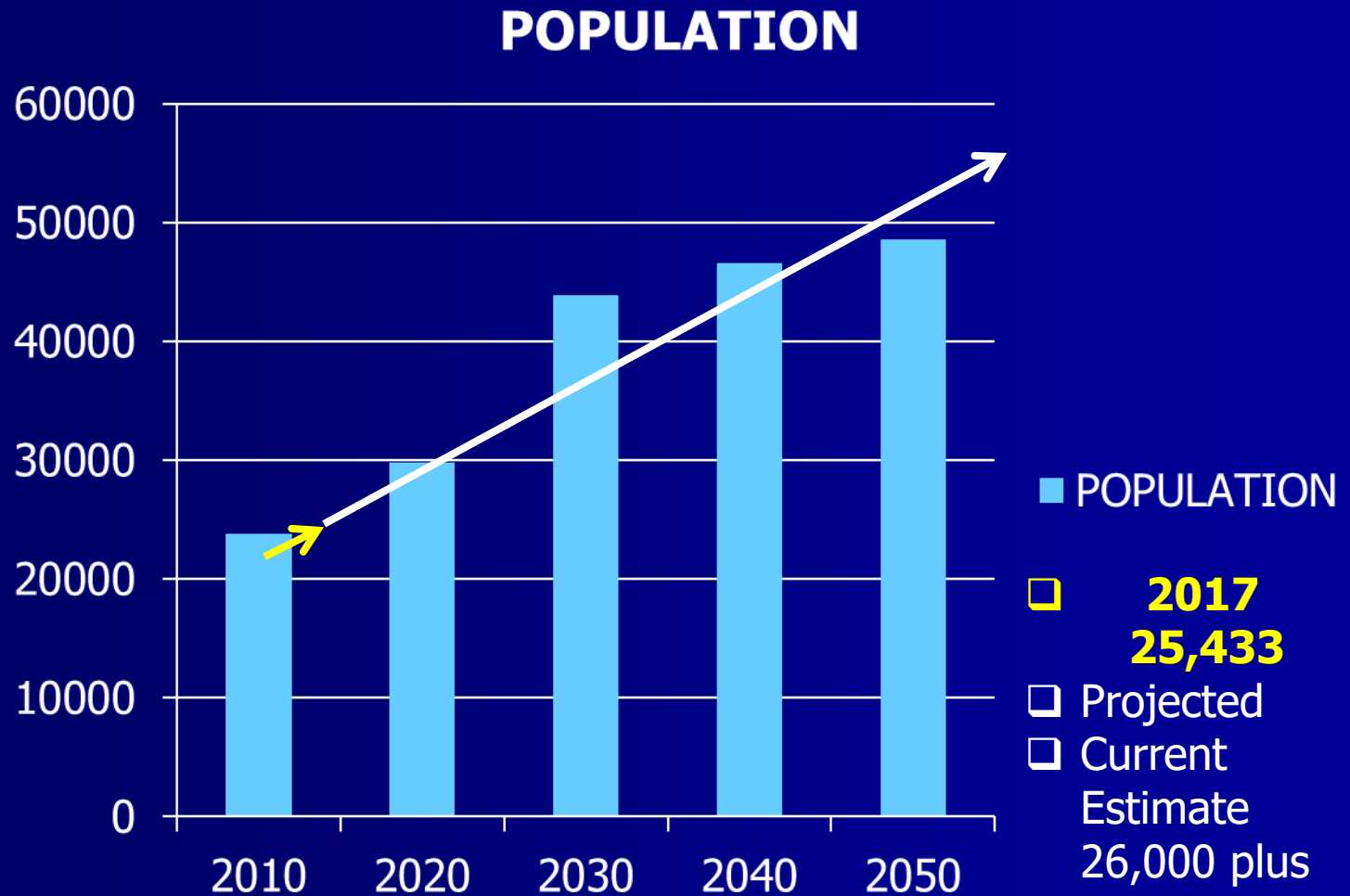
Community Pond Park And Walking Trail



- A broad base of community support and involvement in youth sports and other diverse recreational and community activities such as the Cabot Community Theatre and Skate Park
- A community that welcomes diversity
- Potential for significant expansion of rooftops and commercial ventures due to population projected to double by 2050
- Semi-annual community clean-ups and annual hazardous waste collection
- A community that handles
diversity hospitably with
courtesy and cordiality



POPULATION PROJECTIONS METROPLAN



- Spring StrawberryFest
- Fall CabotFest
- Fourth of July Patriotic Fireworks Event
- Christmas in Cabot Celebration



Cricket Spitting Contest



Cabot Public Health Unit



- ❖ **1st Congressional District Rick Crawford maintains constituent office**
- ❖ **State-of-the-art Cabot Public Health Unit**
- ❖ **Arkansas State University at Beebe with a campus at the LRAFB and on the campus of Cabot Public Schools**
- ❖ **One of the top fastest growing cities in Arkansas**
- ❖ **Local medical express facilities providing physician-led, treatment for illnesses, injuries, employer services, and basic wellness and preventative health care, around the clock emergency services facility enhancements and overnight setting being worked on**
- ❖ **Near major clay targets sports facilities, Jacksonville and Remington arms near Lonoke, Arkansas**
- ❖ **Home of a 32 lane state-of-the-art family bowling facility**
- ❖ **Over 50 subdivisions with a surprising diversity of styles, floor plans and prices**
- ❖ **Renters will find top notch apartment living**

- **Progressive Animal Services with low cost shot clinics, and adoption events all year long with mobile adoption unit**
- **Very low euthanasia rate 1.8% 2017**
- **Three eighteen hole golf courses each with driving ranges and unique styles and challenges, yet enjoyable for all players**



PARKS AND RECREATION

- Cabot SPORTSPLEX with nine baseball fields, two football fields, and aquatic complex
- Softball complex with 6 fields, and fourteen soccer fields
- Five neighborhood Parks and Recreation Complexes with standard amenities



AREA MAJOR EMPLOYERS

- Home Depot 112
- Walmart 450
- Kmart 53
- Cabot Public Schools 1413
- Dreamline Manufacturing 65
- Pinnacle Structures 160
- Kroger 120
- Little Rock Air Force Base 7,809
- Remington Arms 1066
- City of Cabot 264 including Parks & Recreation
- Centennial Bank 125
- Arkansas State University 315
- First Electric Cooperative 130
- Colton's Steak House 80

COMMUNITY DEVELOPMENT AND REDEVELOPMENT INVESTMENTS 2014 TO 2017 PROJECTED

- ❑ \$ 36,741,137 City infrastructure, primarily 2013 bonds
- ❑ \$ 56,221,235 Private and Public Main street destination corridor
- ❑ \$ 22,027,790 Private in other parts of city
- ❑ \$ 106,436,271 AHTD* Completed or under construction
*Arkansas Highway and Transportation Department
- ❑ \$ 44,000,000 AHTD* Planned and obligated funded next few years
- ❑ \$ 22,756,331 Cabot Public Schools
- ❑ \$ 732,213 Parks and Recreation

\$287,514,977 GRAND TOTAL and Growing

See “Current Major Projects” on the website home page



*Navy Blue Angels
At the Little Rock Air Force Base*



FUTURE STRATEGIC PLANS



- New North Cabot Interchange on US 67 / 167 complete by late 2018
- New six lane facility US 67 / 167 Cabot to Little Rock, complete late 2018 all six lanes Cabot to Jacksonville, through City of Jacksonville at a later date
- Total renovation of existing interchanges, Exits 16 and 19, near term
- Major arterial expansion SH 321 from two to four lanes
- New Central Fire Station Complex 2018 and apparatus, current ISO rating is Class 2
- Continued expansion of roundabouts to facilitate traffic flow
- Expand Community and Economic Development function
- Continued expansion of sidewalks and safe routes to school, Walkable Cabot 2016
- Continued support of expansion of high speed fiber optic and Wi-Fi networks



FUTURE STRATEGIC PLANS

❖ CITY, Continued

❖ Expand Community and Economic Development function

- Continually analyze key demographic, economic, labor, and social data
- Economic development strategy developed by Boyette Strategic Advisors as a base line
- Enhance residential, commercial, and retail development
- In addition to retail, attract business settings that could provide more jobs and reduce commutes to central Arkansas sites, average commute time currently 23.4 minutes



FUTURE STRATEGIC PLANS

❖ PARKS AND RECREATION

- Five to ten new neighborhood parks and three new large community parks with standard parks amenities, a new indoor recreation and aquatics facility, new soccer, baseball, softball fields, and new senior aquatics facility
- Expansion of amenities and walking trails at the Lonoke County Regional Park owned by the city and home of the BMX track
- Expansion of walking trails with connectivity around the city
- An expanded variety of programs to meet a wider range of age groups and interests
- New Dog Park now in operation



COMMUNITY DEVELOPMENT

*SEE THE CABOT WEB SITE HOME PAGE WWW.CABOTAR.GOV
FOR THE "TOP TEN REASONS TO LIVE, WORK, AND INVEST"!*

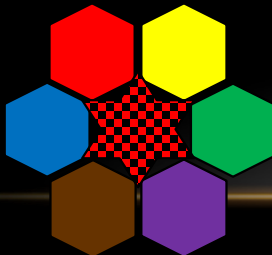
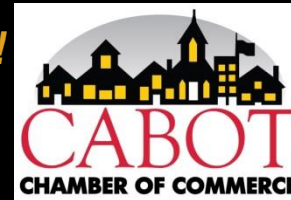
- ❑ *City partnership with the Cabot Chamber of Commerce*
- ❑ *Further define and improve quality of life, education, job opportunities, and infrastructure for the long term with input and support of community residents, businesses, and full representation of stakeholders*
- ❑ *Partnership and team concept with city and commissions to potentially provide infrastructure incentives*

A City for educational excellence and quality of life!

CONTACT

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Imagine!

CABOT

Thinking out of the box

